



Home Comfort & Energy Saving Features

- Timberline Reflective 30-year asphalt composite shingles with a limited warranty protection against wind and discoloration
- Solar power system —our Purchase of Power program and professionally installed high-efficiency solar panels provide a clean and energy cost-savings alternative for electricity
- Conduit for future electric vehicle charging station at garage
- Below deck roof insulation —insulating the attic space keeps your attic cooler in the summer and warmer in the winter resulting in a more energy-efficient home
- Indoor air quality fan controls humidity and provides added comfort in the home
- Dual glazed, energy-efficient, white vinyl windows and sliding patio door (most plans) and single French door to backyard on the Carmel plan
- Energy-efficient LED carriage lights on garage to complement each elevation style
- Professionally designed, drought-tolerant, front yard landscaping including artificial turf, Wi-Fi programmable irrigation system with timer and drip system in bedding
- Energy-saving weather stripping on all exterior entry doors (excluding side door entry to garage)
- 2-coat exterior stucco system with double 60-minute paper provides greater strength and increased weather protection
- Low VOC carpet and interior Sherwin Williams® paint for improved indoor air quality
- Convenient indoor laundry wired for electric hookups including 220V for electric dryer
- Exhaust fans in all baths to remove excess humidity
- Early warning smoke detectors in all bedrooms, and a carbon monoxide detector in all plans for your safety
- Energy-efficient recessed LED ceiling lights
- Programmable Wi-Fi thermostat for easy, convenient temperature control
- AHRI Certified, programmable, energy-efficient, 65 gallon, hybrid heat-pump electric water heater —meets NEEA Tier 3 requirements
- Engineered fire sprinkler system designed specifically for each plan
- All homes meet or exceed California Energy Conservation requirements
- All homes are HERS certified with on-site, third-party inspections to ensure quality, energy efficiency and comfort

Exterior Features

- Architectural designs in the traditions of Modern, Traditional Farmhouse and Cottage
- Charming covered front porch on all exterior designs
- Courtyard on Carlton plan
- Siding, brick and stone veneer on selected exterior designs
- 8-foot, insulated, fiberglass entry door with view hole and Kwikset® brushed nickel handset
- Weatherproof exterior electrical outlets at front and backyard
- Garage fully drywalled and fire-taped with access to backyard
- Raised panel, steel, sectional-garage door wired for garage door opener; Modern elevation includes decorative windows
- 3-car garage on Naples, Aspen and Carlton plans
- Covered patio for outdoor entertaining
- Three conveniently located exterior hose bibb
- Private fenced back and side yards with gate
- HVAC – Ground mounted hybrid heat-pump condenser

Interior Features

- Spacious 9-foot ceilings on all plans except the second floor of the Aspen with Loft plan
- Wood-look tile flooring at entry, kitchen, dining, baths and laundry room
- Ceiling fan with light kit in great room and owner's suite
- Hand textured walls
- Rounded drywall corners at walls and window openings
- Deluxe baseboards and door casings
- Raised, two-panel interior doors
- Brushed nickel door hardware
- Spacious owner's suite with adjoining bathroom
- Walk-in closet in owner's suite
- Brushed nickel light fixtures in all bedrooms
- Storage shelf above washer and dryer area in laundry room
- Communications hub for internet providers gateway includes RG6 and CAT6 services, 120v electrical outlet, USB port and data module
- Wired for CAT6 telephone in two locations
- Wired for RG6 cable in two locations
- USB port outlet in kitchen

Kitchen Features

- Wood-look tile flooring
- Naturally beautiful granite countertops with eased edge and 6" backsplash
- Island with convenient snack bar
- Stylish Shaker, full overlay cabinetry in white painted maple with soft-close doors, brushed nickel hardware with concealed hinges and melamine interiors with adjustable upper shelves
- Quality Whirlpool® stainless steel appliances include electric range, microhood and dishwasher
- Energy-efficient recessed LED ceiling lights
- Double compartment, stainless steel, undermount sink with waste disposal
- Quality Pfister™ professional grade chrome plumbing fixture with pull-out sprayer
- Refrigerator space plumbed for icemaker

Bath Features

- Wood-look tile flooring
- Naturally beautiful granite countertops with eased edge, 6" backsplash and durable china sinks in full baths
- Dual vanity sinks in owner's bath
- Easy-to-clean acrylic soaking tub/shower with chrome and clear glass enclosure in owner's bath
- Easy-to-clean acrylic tub/shower in secondary baths
- Quality Pfister™ professional grade dual-lever chrome plumbing fixtures
- Mirrors with chrome finish and brushed nickel vanity lights in all baths
- Spacious linen closets in owner's bath
- Powder bath with pedestal sink in Naples, Aspen and Carlton plans

Customizing Options

All San Joaquin Valley Homes have a wide variety of options and upgraded features to personalize your home. Colors and styles of flooring, countertops, cabinets and appliances are just a few of the choices that will be available to you at the San Joaquin Valley Homes Design Center. Our Design Consultant will help you with selections to create the home of your dreams.



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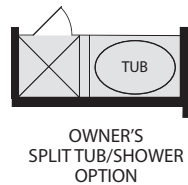
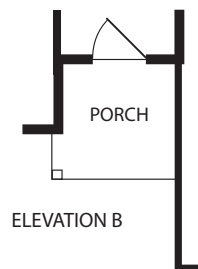
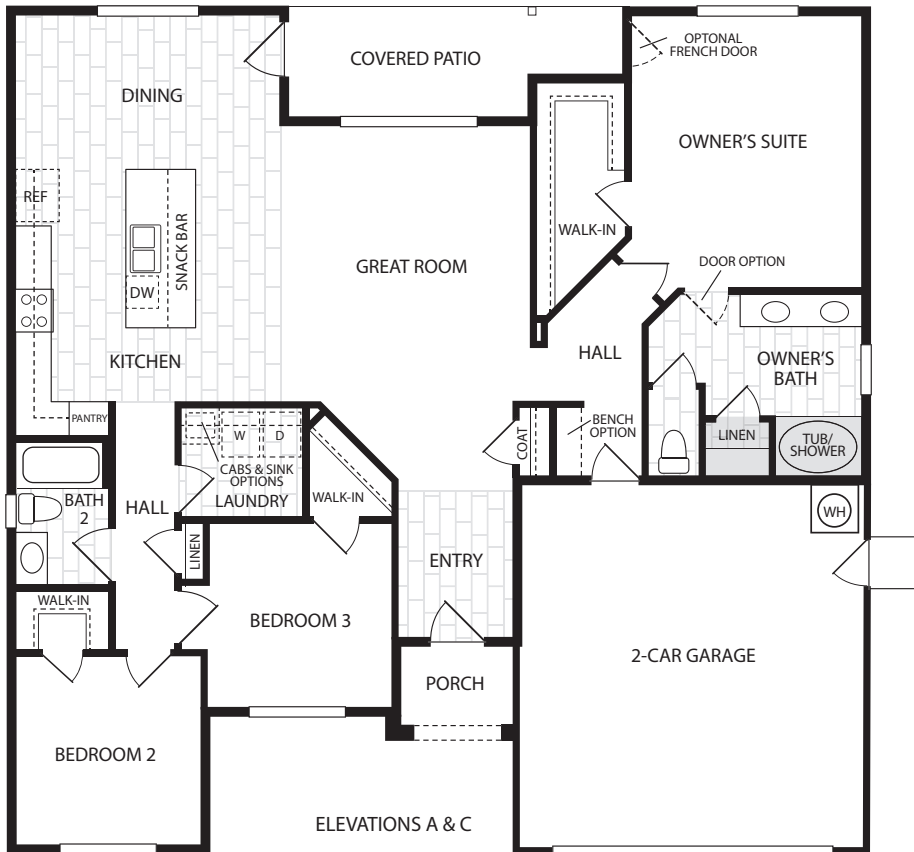


Carmel

1735 sq ft • Single Story

3 Bedroom • 2 Bath

PRELIMINARY



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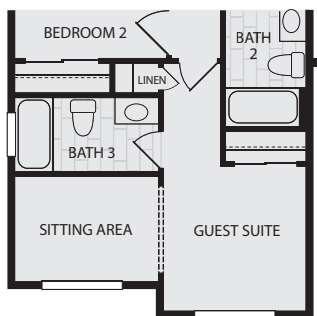
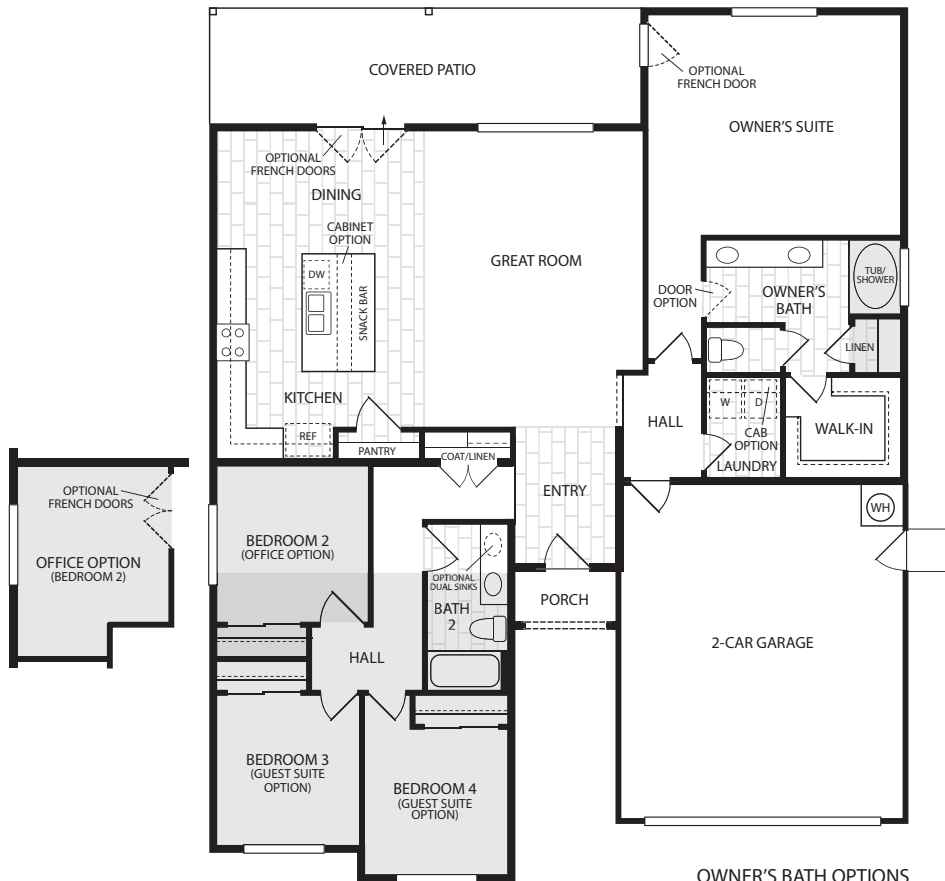


Sydney

1930 sq ft • Single Story

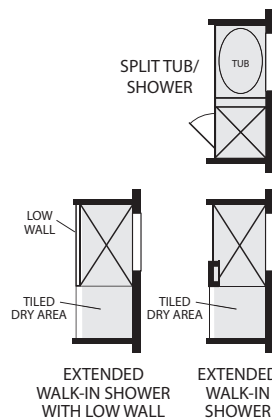
3-4 Bedroom • 2-3 Bath

PRELIMINARY



GUEST SUITE & BATH 3 OPTION
(BEDROOMS 3 & 4)

OWNER'S BATH OPTIONS



Elevation A



Elevation B



Elevation C

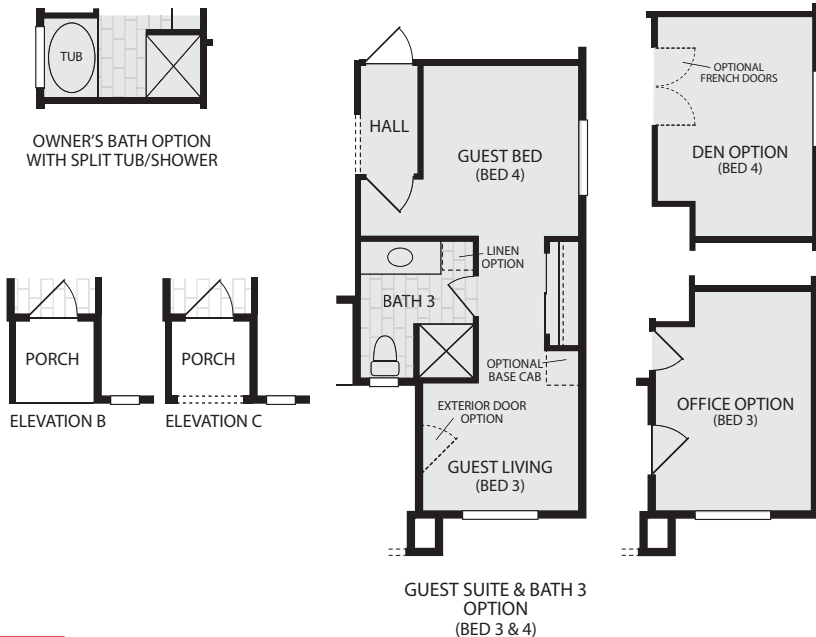
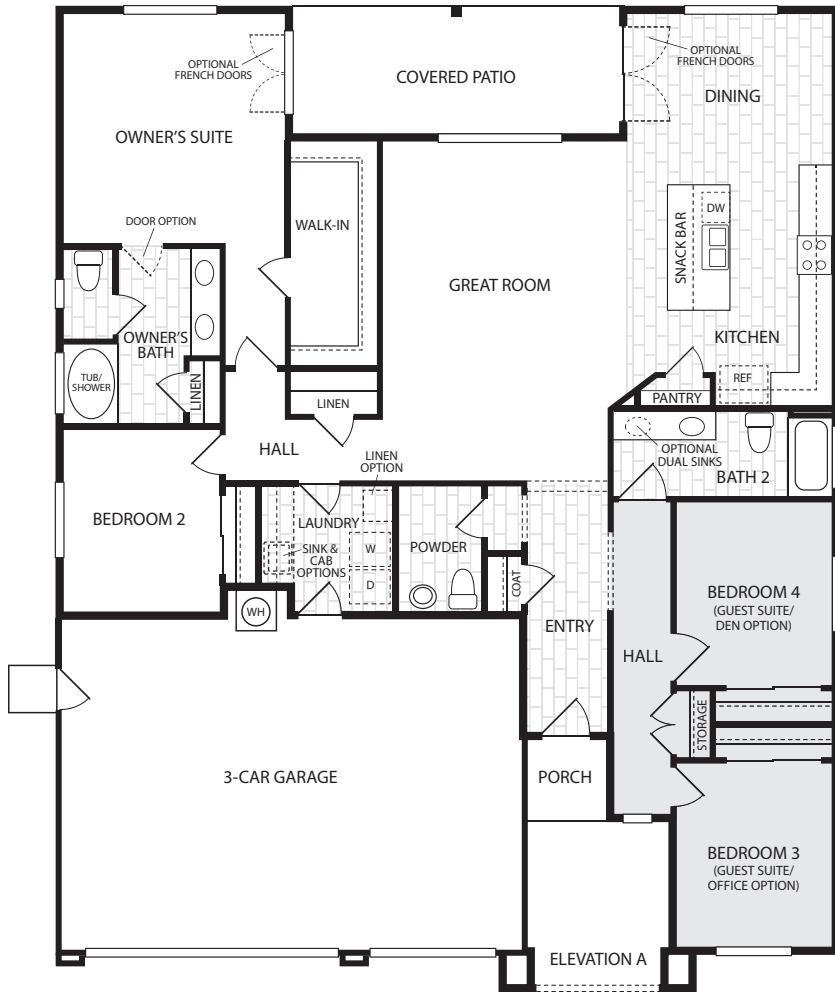


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Naples

2105 sq ft • Single Story
3-4 Bedroom • 2.5-3.5 Bath
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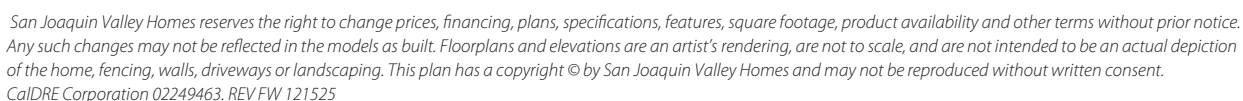
PRELIMINARY

3-4 Bedroom • 2.5 Bath

This detailed floor plan illustrates the layout of the first floor, including numerous optional features and room configurations. The plan is divided into several main sections:

- Garage and Entry:** A large 3-CAR GARAGE is located on the left. An ENTRY leads from the garage, featuring a COAT closet and a BENCH OPTION. A PORCH is accessible from the entry.
- Living and Dining Areas:** A large GREAT ROOM is centrally located. To its right is a DINING area with optional FRENCH DOORS leading to a COVERED PATIO. The KITCHEN includes a SNACK BAR, DW (dishwasher), REF (refrigerator), and a PANTRY. A WALK-IN closet is also shown near the kitchen.
- Bedrooms and Bathrooms:** There are four bedrooms: BEDROOM 2 (OFFICE OPTION), BEDROOM 3, BEDROOM 4, and an OFFICE OPTION (BED 2). BEDROOM 2 and BEDROOM 4 include WALK-IN closets. BATH 2 features optional DUAL SINKS. A central HALL connects the bedrooms and bathrooms.
- Owner's Suite and Laundry:** The OWNER'S SUITE includes a TUB, a WALK-IN closet, and a LINEN closet. A separate OWNER'S BATH is also shown. A LAUNDRY room with CABS & SINK and UPPER CABS options is located near the great room.
- Additional Features:** The plan includes a POWDER room, a MUD ROOM with a BENCH OPTION, and a GALLERY. Various closets (WH, COAT, LINEN) and storage areas are distributed throughout the house.

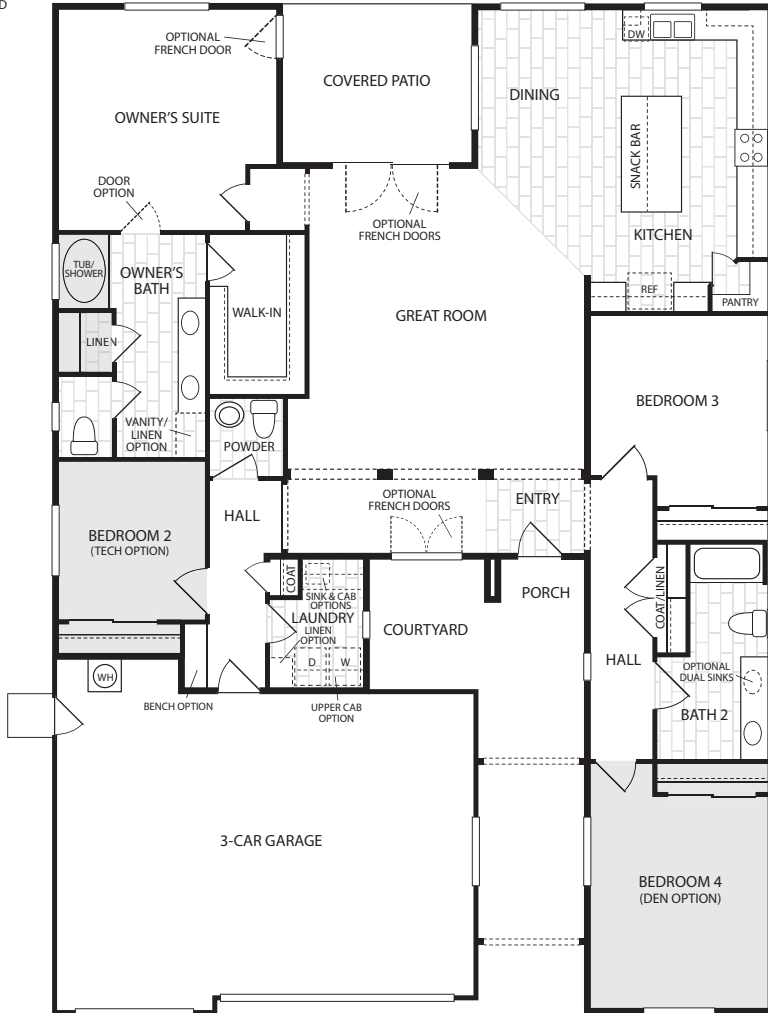
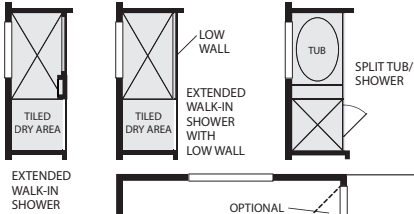
Options are indicated by dashed lines and labels such as "OPTIONAL FRENCH DOORS", "DOOR OPTION", "TUB/SHOWER", "CABS & SINK OPTION", "UPPER CABS OPTION", "WALK-IN", "COVERED PATIO", "OPTIONAL FRENCH DOORS", "OPTIONAL DUAL SINKS", "OFFICE OPTION (BED 2)", and "OPTIONAL FRENCH DOORS".



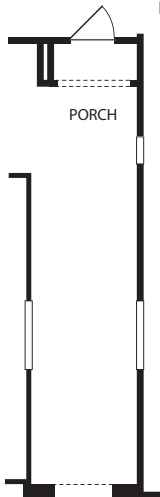
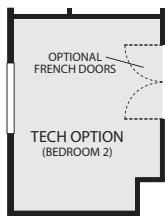
Carlton

2380 sq ft • Single Story
3-4 Bedroom • 2.5-3.5 Bath
PRELIMINARY

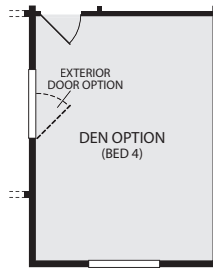
OWNER'S BATH OPTIONS



ELEVATIONS A & B



ELEVATION C

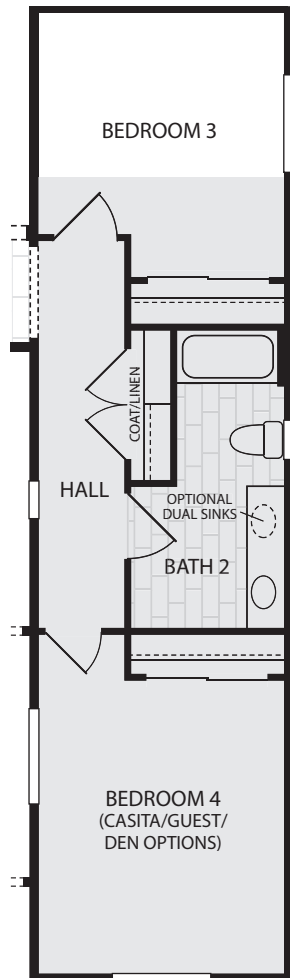


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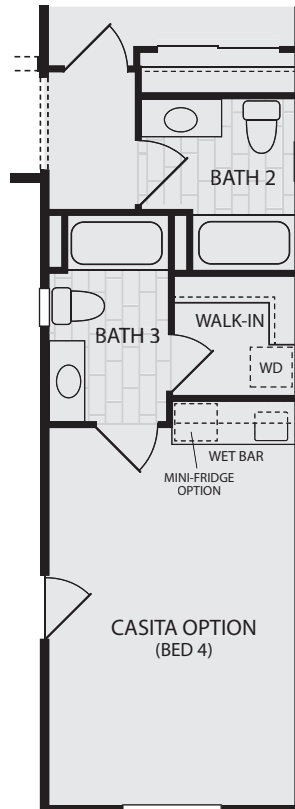


Carlton

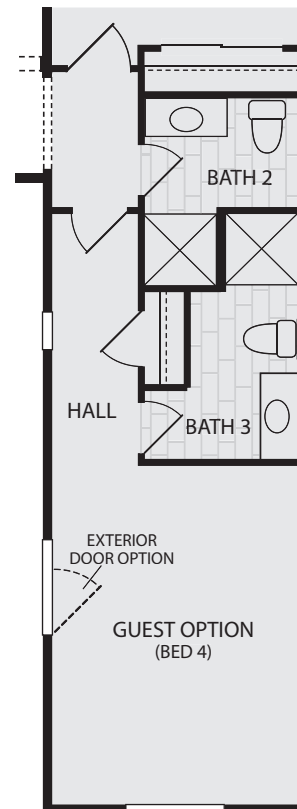
2380 sq ft • Single Story
Casita and Guest Options
PRELIMINARY



STANDARD PLAN



CASITA/BATH 2/BATH 3
OPTION



GUEST/BATH 2/BATH 3
OPTION

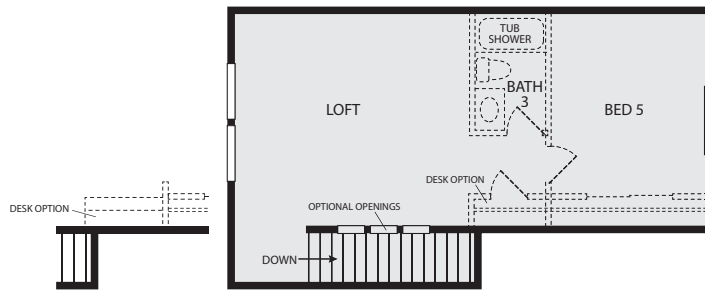


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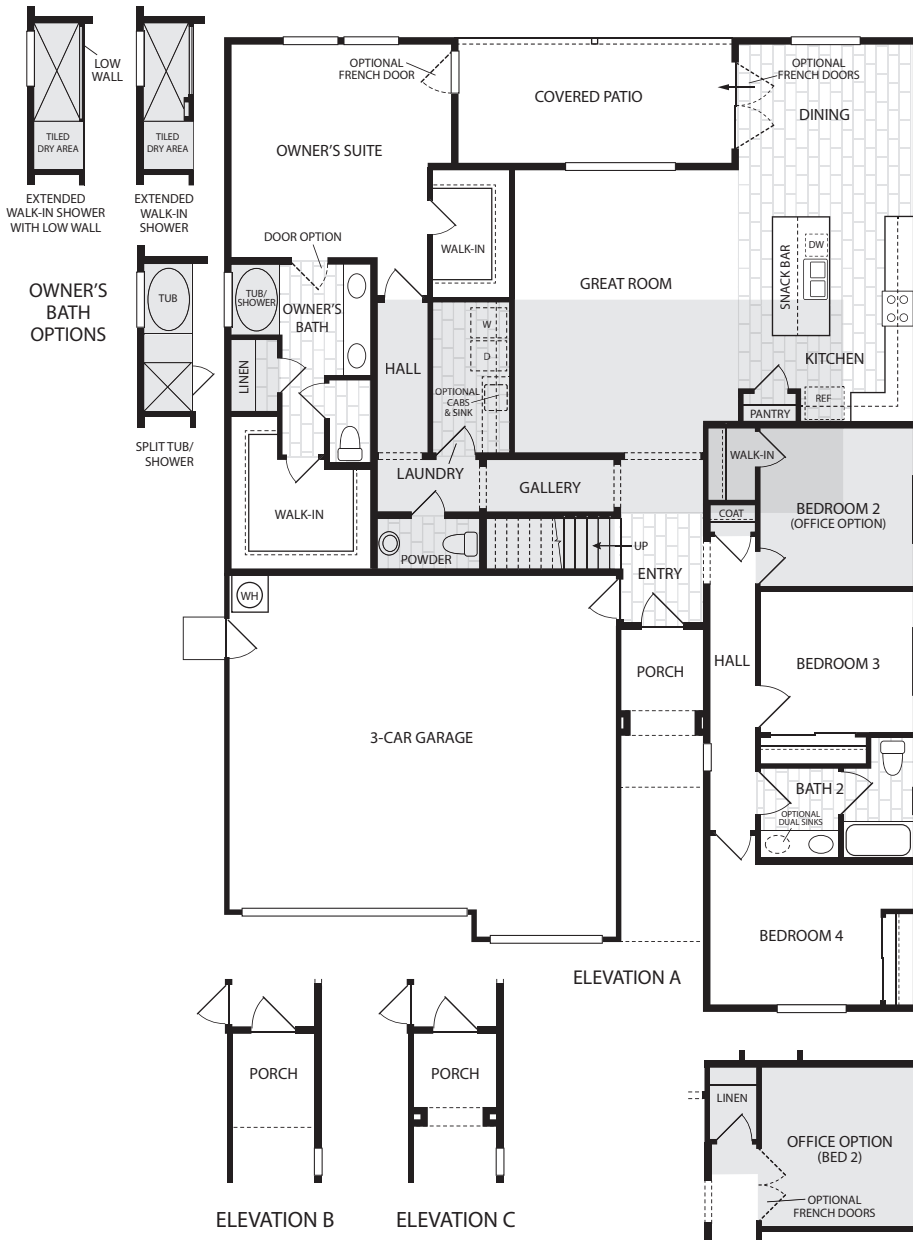


Aspen with Loft

2855 sq ft • Two Story
3-5 Bedroom • 2.5-3.5 Bath
PRELIMINARY



LOFT
(BED 5 AND BATH 3 OPTION)



Elevation A



Elevation B



Elevation C



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